S.R. NO. <sup>172</sup> S.D. 1 Proposed

## SENATE RESOLUTION

REQUESTING THE UNIVERSITY OF HAWAII TO DEVELOP A COMPREHENSIVE PLAN TO ADDRESS STUDENT HOUSING FACILITY NEEDS AT THE MANOA CAMPUS.

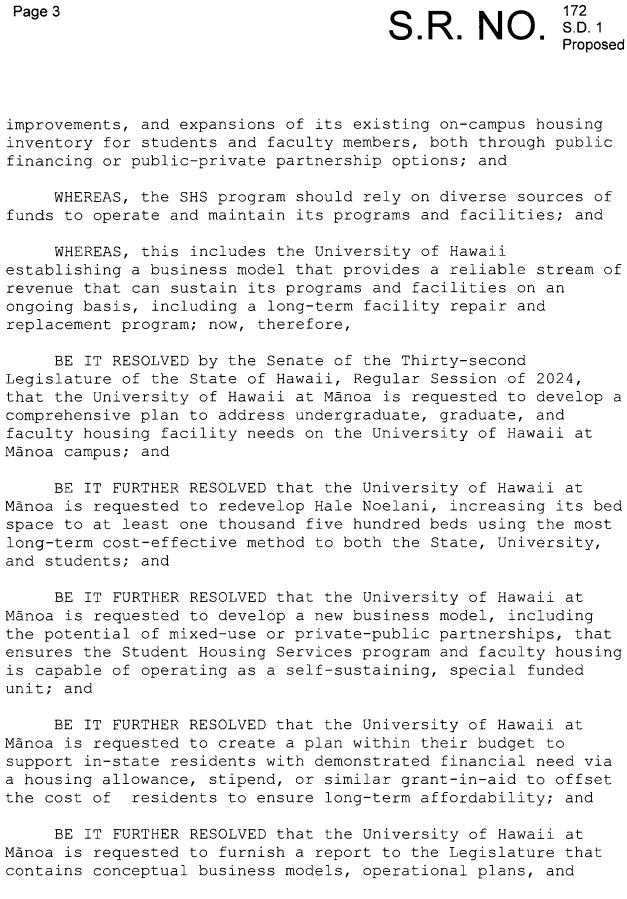
1	WHEREAS, a shortage of available and affordable housing
2	exists throughout the State; and
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4	WHEREAS, there is a limited supply of on-campus student
5	housing available for students attending the University of
6	Hawaii and such shortage of housing facilities puts students
7	into the general rental market further increasing demand for
8	rental housing; and
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10	WHEREAS, the University of Hawaii at Mānoa (UHM) Student
11	Housing Services program (SHS) is comprised of twenty-one
12	residential buildings; and
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14	WHEREAS, UHM SHS operates as a special fund pursuant to
15	section 37-52.3, Hawaii Revised Statutes, whereby funding to
16	address deferred maintenance needs in residential facilities
17	operated by SHS is intended to be covered by revenue generated
18	by the SHS program; and
19	
20	WHEREAS, a majority of UHM SHS buildings have not undergone
21	any major renovation or improvement since constructed in the
22	1970's, except for renovations and construction of the Hale
23	Aloha towers and Frear Hall in 2008-2009; and
24	
25	WHEREAS, the business structure of UHM SHS has historically
26	prioritized affordability, which has now compromised future
27	financial and economic sustainability of affording needed major
28	repairs and affording necessary major renovations of the aging
29	facilities; and
30	WHEREAS, the physical condition of certain on-campus
31	facilities have compromised their ability to remain in service;
32	and
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WHEREAS, the Hale Noelani facility is an on-campus SHS 1 2 facility comprised of five buildings, originally constructed in 1978 and included over five hundred beds; and 3 4 WHEREAS, the Hale Noelani buildings were closed and taken 5 out of service in 2018 due to significant deficiencies in 6 building conditions, necessary maintenance, and urgent repairs 7 whose costs were so substantial that the SHS program lacked 8 9 sufficient funding and resources to address longer term strategies for improving all student housing facilities; and 10 11 WHEREAS, the revenues of SHS have been barely sufficient to 12 support minimal business operations of SHS since its inception 13 in the 1970s; and 14 15 WHEREAS, it is deemed necessary and essential for the SHS 16 program to re-examine its business operations and structure in 17 order to find more affordable and financially sustainable 18 19 approaches to meet its facilities needs for services, like janitorial, custodial, and maintenance services, from both 20 public and private sectors; and 21 22 23 WHEREAS, the University of Hawaii has executed alternative development models utilizing public-private partnerships for 24 building student housing facilities at the Residences for 25 26 Innovation and Student Entrepreneurs (RISE) project and the residences for graduate students at the former National Marine 27 Fisheries site; and 28 29 WHEREAS, the University of Hawaii has focused on 30 alternative development models, including housing for graduate 31 students, but has not created a workable plan for current 32 undergraduate housing facilities; and 33 34 35 WHEREAS, the University of Hawaii also operates faculty housing and offers below-market rates to new faculty members, 36 but does not generate sufficient revenue to help offset the 37 construction of additional faculty housing units; and 38 39 40 WHEREAS, it is recognized that the University of Hawaii must seek new repair, maintenance, and development models, to 41 include novel approaches to financing the renovation, 42









financing models consistent with this Resolution no later than twenty days prior to the convening of the Regular Session of 2025; and BE IT FURTHER RESOLVED that certified copies of this Concurrent Resolution be transmitted to the President of the University of Hawaii System and Chairperson of the Board of Regents of the University of Hawaii.

